

Michigan's Campaign to End Homelessness Housing Initiatives

DOMESTIC VIOLENCE INITIATIVE

Addendum B

2008-2009

REQUEST FOR PROPOSALS

Background:

Domestic violence is one of the leading causes of homelessness nationally with homeless families making up almost 40 percent of the overall homeless population today. In 2005, Michigan Domestic Violence Prevention and Treatment Board (MDVPTB) reported that over 6,000 women and nearly 7,000 children experienced shelter stays in MDVPTB funded programs. From the available data, approximately 617 women and children are sleeping in domestic violence shelters each night in Michigan.

Many women lose their homes fleeing domestic violence, while others are evicted as a result of the violence. Domestic violence advocates report that occasionally battered women will return to an abusive partner when a viable option for permanent housing cannot be found. Often an abusive partner will leave a survivor with a poor credit history, poor landlord referrals, and lack of financial resources, all of which lead to difficulty in obtaining safe, stable, and permanent housing. A low-income individual who is in a violent relationship often must choose between life with their abuser or life on the streets. Services such as counseling, emergency shelters, crisis lines, and information and referral are often readily available to survivors of domestic violence. However, there is a lack of existing affordable, safe, stable, and permanent housing.

In January, 2006, MSHDA along with our state partners selected six communities (Saginaw, Port Huron, Grand Rapids, Kalamazoo, Traverse City, and Mecosta, Newaygo, Osceola counties) through a competitive RFP process to participate in the Domestic Violence Housing Initiative to create supportive housing for survivors of domestic violence who are homeless. During the past several months, MSHDA has worked with the project lead agencies to develop approximately 70 units of supportive housing for survivors of domestic violence who are homeless through new construction, acquisition/rehabilitation, and Tenant Based Rental Assistance (TBRA) projects. Earlier this year, MSHDA allocated an additional \$2 million dollars (\$2,000,000) to create supportive housing for survivors of domestic violence.

For the 2008-09 funding year, MSHDA has committed \$2 million dollars (\$2,000,000) that can be used to create permanent supportive housing for persons who are survivors of domestic violence. Funds may be used for the acquisition, rehabilitation or new construction of supportive housing. Grantees with no prior experience in housing development are encouraged to partner with local community development corporations, nonprofit supportive housing developers or affordable housing developers.

Project Overview:

To expand on the efforts of the first two rounds of funding, the Michigan State Housing Development Authority (MSHDA) has allocated \$2 million dollars (\$2,000,000) for the Domestic Violence Housing Initiative, targeted to the creation and implementation of strategies that address the housing and service needs of survivors of domestic violence who are homeless. For this initiative, MSHDA has partnered

with the Department of Human Services (DHS), Michigan Domestic Violence Prevention and Treatment Board (MDVPTB), and Michigan Coalition Against Domestic and Sexual Violence (MCADSV). Through this initiative we hope to build upon the strength of existing local partnerships in order to create permanent supportive housing for survivors of domestic violence who are homeless. It is our intent to assure that rural as well as urban programs are considered with a minimum of one (1) rural Domestic Violence project funded through this offering.

Expected Outcomes:

- Align with and support local 10-Year Plans to End Homelessness;
- Reduce the duration of time survivors of domestic violence who are homeless remain in the emergency shelter system;
- Decrease the time required to assist survivors of domestic violence who are homeless in securing mainstream services, entitlement benefits, and opportunities for increased income;
- Increase the numbers of survivors of domestic violence who are homeless who exit the shelter system with positive housing outcomes;
- Decrease measurable net costs of homelessness for public systems (over time);
- Create local models of supportive housing for survivors who are experiencing homelessness;
- Develop and implement strategies that rapidly move survivors of domestic violence who are homeless from shelters and streets into permanent housing;
- Enhance collaboration between local units of government, Continuum of Care (CoC) bodies, Community Collaborative service providers, local businesses, and local philanthropic entities;
- Create and support local Interagency Service Teams;
- Establish the leadership role of the local domestic violence service providers to ensure the project's effectiveness with the target population;
- Create linkages between local, state and federal funding streams to ensure both on-going and increased resources for permanent supportive housing projects for individuals who have experienced domestic violence;
- Build capacity and develop technical skills among key stakeholders to create and/or replicate supportive housing models for future projects.

Use of Funds:

For this initiative MSHDA will commit **up to \$500,000** to each selected community.

These funds may be used for:

- New construction or acquisition/rehabilitation of Supportive Housing Rental Projects.
 - Funding will be structured as a zero percent, non-amortizing repayable loan, due in full upon sale, or on or before 40 years of the date of disbursement, with 25 percent of the loan forgiven for every 10 years of successful operation.
 - Fifteen percent of the funds can be used as a developer fee.

Match Dollars/Leveraged Resources:

Communities are required to provide a 25 percent local match or leverage of funding. To be eligible as match/leverage, funding must be newly allocated or existing funding that is redirected to target the

individuals/families in this Initiative. The following resources may be used to provide the matching funds:

- Local, state or federal funding opportunities including, but not limited to:
 - Community Development Block Grant (CDBG); Home Investment Partnership Program (HOME); Low Income Housing Tax Credits (LIHTC); Payment in lieu of taxes (PILOT); Shelter Plus Care (S+C); Supportive Housing Program (SHP); DHS State Emergency Relief/Emergency Service Grants; local Public Housing Authority (PHA) Project Based Vouchers; operating grants and/or service funding
- Philanthropic sources/cash
- Donated land/property
- Other community resources
- Service funding commitment

Definitions:

The intent of this initiative is to target survivors of domestic violence who are homeless with incomes at or below 30 percent Area Median Income (AMI) or 100 percent of the poverty level and facing long-term barriers to gaining economic resources for stable, safe and quality permanent housing.

Domestic Violence (DV) / Intimate Partner Violence (IPV)

- “Domestic Violence” means the occurrence of any of the following acts by a person that is not an act of self-defense:
 - Causing or attempting to cause physical or mental harm to an intimate partner;
 - Placing an intimate partner in fear of physical or mental harm;
 - Causing or attempting to cause an intimate partner to engage in involuntary sexual activity by force, threat of force, or duress;
 - Engaging in activity toward an intimate partner that would cause a reasonable person to feel terrorized, frightened, intimidated, threatened, harassed, or molested.
- “Intimate Partner” includes any of the following:
 - A spouse or former spouse;
 - An individual with whom the person has or has had a dating relationship;
 - An individual with whom the person is or has engaged in a sexual relationship;
 - An individual with whom the person has a child in common.

Interagency Service Team (IST) - A team of representatives from human service agencies that serve the low-income population in their community. This team should consist of representatives from the key stakeholders within the community including:

- Department of Human Services
- Community Mental Health Provider
- Michigan Works! Agency
- Emergency and/or Domestic Violence Shelter Provider

Communities that have special programs that serve homeless populations should also where possible, include representatives from the following organizations as part of the IST:

- Hospital Administrators
- Local Police or Sheriff’s Department
- Housing Resource Specialists

- Veterans Affairs
- Homeless Youth Programs
- Michigan Prisoner Re-Entry Initiative
- School District Homeless Liaison/School representative
- Community Action Agencies
- Substance Abuse Agencies

It is recommended that a single IST be created that encompasses all initiatives. If your community already has an existing IST, membership should be broadened to include the representation necessary for all of the initiatives. The IST should minimally meet quarterly.

Project Lead Agency - This agency assumes the responsibility of project management and coordination, and is the fiduciary for the funding.

Domestic Violence Service Provider Agency - Provides comprehensive domestic violence services to survivors and/or engages in comprehensive social change to end domestic violence and/or sexual violence as their primary purpose; and operates its principal place of business in the state of Michigan.

Housing First - Methodology premised on the belief that vulnerable and at-risk homeless individual are more responsive to interventions and social services support after they are in their own housing, rather than while living in temporary/transitional facilities or housing programs. Rapid re-housing facilitates the move into permanent housing for homeless individuals and families and seeks to engage them in a voluntary progressive set of individual/family case management activities and a person centered/family centered planning process that moves them toward improved social and economic well being.

Memorandum of Understanding (MOU) - A MOU must be created between identified supportive service agencies and other key stakeholders that clearly defines the relationship between all parties.

Michigan Statewide Homeless Management Information System (MSHMIS) – This system details the homeless demographics in Michigan including the problems they face, the resources used, and where current services are falling short.

Quarterly Initiative Status Reports - Reports identifying the current completion stage of the project, including information regarding problems incurred in the delivery of benefits. This information will be shared with the State Executive Management Team at their quarterly meetings.

Eligible Communities and Project Lead Agency:

Eligible Communities must meet all of the following criteria:

- Projects must align with, and support the communities 10-Year Plan to End Homelessness. (Details must be provided on how this initiative furthers the recommendations in your community's 10-Year Plan to End Homelessness.)
- The application package must be approved and signed by the four local key stakeholders, including the Continuum of Care Chairperson, Community Collaborative Chairperson, Community Mental Health Director, and local Department of Human Services Director.
- The community must have identified ONE Interagency Service Team (IST), which meets at least quarterly during the year.

- The community must have a Housing First strategy.
- The community must agree to disseminate best practices and lessons learned within their region and the state.
- The project must receive Regional Council endorsement.

Eligible Project Lead Agencies must:

- Be approved by the key stakeholders.
- Provide comprehensive domestic violence services to survivors and/or engage in comprehensive social change to end domestic violence and/or sexual violence as their primary purpose.
- Operate its principal place of business in the state of Michigan.
- Exhibit the capacity to partner with others and administer the program.
- Provide documentation of the eligible 25 percent matching funds.
- Submit a Memorandum of Understanding, Budget, and Development Timeline.

Threshold Requirements and Scoring Criteria:

Application packets must be submitted per instructions. Incomplete packets will not be reviewed.

Criteria for basic eligibility will include:

- Project feasibility;
- Target population identified is either at or below 30 percent AMI OR 100 percent poverty level;
- Potential match identified.

Scoring Criteria, points will be awarded based on the following:

- Targeting of the most in need;
- Capacity of Project Lead Agency and partners to provide housing and necessary supportive services;
- Input from consumers;
- Quality of the service commitment and plan with realistic service outcomes (including funding and partnerships for linking services);
- Regional distribution;
- Innovative and replicable project with a strong dissemination plan; and
- Evidence of case management coordination.

Technical Assistance:

Further questions can be addressed during scheduled Question and Answer Conference Calls

November 5, 2007 Question and Answer Conference Calls
 ➤ 10:00 a.m.
 Phone #: 866-840-0048
 Participant Code: 487041#

November 20, 2007 Question and Answer Conference Calls
 ➤ 10:00 a.m.
 Phone #: 866-840-0048
 Participant Code: 487041#

December 6, 2007 Question and Answer Conference Calls

- 10:00 a.m.
- Phone #: 866-840-0048
- Participant Code: 487041#

Development Assistance:

November 13, 2007 Workshop – Small Scale Supportive Housing Development Process

❖ 1:00 p.m. – 3:00 p.m.

MSHDA Lansing Office – Room 235
735 E. Michigan Ave.

OR

Attend the workshop via a live web-cast.

Please register at www.mittac.org to attend the workshop at the MSHDA office, or via the web-cast. Click on “Training Registration” and then find the training workshop named: MSHDA-SHHI. Then click on the link for **MSHDA Room 235** to attend in person, or **web-cast** to join via a website.

Questions may be sent to MSHDASupportiveHousing@michigan.gov. Responses to questions will be made available to the individual posing the question and a “Frequently Asked Questions” document and can be found on MSHDA’s website at www.michigan.gov/mshda or the Campaign to End Homelessness website at www.thecampaigntoendhomelessness.org. Information will be updated on a weekly basis. Please refer to the FAQ before submitting your question.

Guidelines for Submission:

- The Addendum must be no more than 15 pages typed (excluding attachments), using 1” margins with a font size of 12.
- The original along with one copy of the signed application and all supporting documents must be received on or before **January 14, 2007 by 5:00 p.m.**
- In addition, each community must email the completed application package to MSHDASupportiveHousing@michigan.gov.

Application packages must be submitted as follow:

- One General Community Application and required attachments (Local Needs Analysis chart and IST chart). The regional endorsement can be mailed separately, but must arrive at MSHDA no later than January 25, 2008.
- Project Addendum for the initiative with required attachments (Memorandum of Understanding, Timeline, and Development Budget)

Faxed or incomplete application packages will not be accepted for processing. All application materials must be received as a package (including the Community Application and all Addendums for which the community is applying). **Any materials not received as a package will not be processed.**